



DEPARTMENT OF COMMUNITY DEVELOPMENT
Joan Davenport, AICP, Director

Planning Division

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**NOTIFICATION OF PLANNING COMMISSION'S
RECOMMENDATION TO THE YAKIMA CITY COUNCIL
(REVISED)**

DATE: October 9, 2020
TO: Applicant, Adjoining Property Owners & Parties of Record
SUBJECT: **REVISED** Notice of the Yakima Planning Commission's
Recommendation to the Yakima City Council
FILE #(S): CPA#001-20, RZ#002-20 & SEPA#011-20
APPLICANT: Hordan Planning Services on behalf of Les Heimgartner
PROJECT LOCATION: 8014 Occidental Rd

On October 7, 2020, the City of Yakima Planning Commission rendered their written recommendation on **CPA#001-20 & RZ#002-20**, a proposal to change the Future Land Use map designation for one parcel from Low Density Residential to Mixed Residential, and concurrent rezone from Single-Family Residential (R-1) to Multifamily Residential (R-3). The application was reviewed at a virtual open record public hearing on September 23, 2020.

A copy of the Planning Commission's Findings and Recommendation was issued on October 8, 2020. The Findings have been revised to correct the parcel number for the request (see enclosed).

The Planning Commission's Recommendation will be considered by the Yakima City Council in a public hearing to be scheduled. The City Clerk will notify you of the date, time and place of the public hearing.

For further information or assistance you may contact Associate Planner Trevor Martin at (509) 576-6162 or email to: trevor.martin@yakimawa.gov.

A handwritten signature in black ink, appearing to read "Trevor Martin".

Trevor Martin
Associate Planner

Date of Mailing: **October 9, 2020**

Enclosures: Planning Commission's Recommendation (Revised)



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YAKIMA PLANNING COMMISSION

**RECOMMENDATION TO THE YAKIMA CITY COUNCIL
FOR
COMPREHENSIVE PLAN AMENDMENT AND REZONE
CPA#001-20, RZ#002-20**

Issued October 7, 2020

Revised October 9, 2020

WHEREAS, The City of Yakima adopted the Yakima Comprehensive Plan 2040 in June 6, 2017; and

WHEREAS, The Washington Growth Management Act and local ordinances provide a process for the annual review of amendments to the Plan as requested by citizens, property owners and/or local government; and

WHEREAS, Under the provisions of YMC Ch. 1.42 the Yakima Planning Commission (YPC) is responsible for the review of these applications and for recommending the approval, modification or denial of each request; and

WHEREAS, On April 28, 2020 applications for Comprehensive Plan Amendment and Rezone were submitted by Hordan Planning Services, on behalf of Les Heimgartner to amend the Comprehensive Plan Future Land Use Map Designation from Low Density Residential to Mixed Residential, and concurrently Rezone from Single Family Residential (R-1) to Multifamily Residential (R-3), parcel 181206-12454 (City File CPA#001-20, RZ#002-20); and

WHEREAS, The applications were considered complete for processing on April 28, 2020, and public notice was provided, in accordance with the provisions of YMC Ch. 16.10, on July 21, 2020; and

WHEREAS, SEPA Environmental Review was completed with a Determination of Nonsignificance issued on August 24, 2020, which was not appealed (City File SEPA#011-20); and

WHEREAS, The YPC held a study session to review this Comprehensive Plan Amendment and Rezone on August 6, 2020 and September 9, 2020; and

WHEREAS, The Yakima Planning Commission held an online open record public hearing over Zoom on September 23, 2020 to hear testimony from the public, consider the Amendment and Rezone, and provide a recommendation to the Yakima City Council;

Now therefore, the Yakima City Planning Commission presents the following findings of fact, conclusions, and recommendation to the Yakima City Council:

APPLICATION # CPA#001-20, RZ#002-20
APPLICANT: Hordan Planning Services, on behalf of Les Heimgartner
APPLICANT ADDRESS: 410 N 2nd St., Yakima, WA 98902
PROJECT LOCATION: 8014 Occidental Rd
PARCEL(S): 181206-12454

FINDINGS OF FACT

1. The applicant requests to amend the Comprehensive Plan Future Land Use Map designation from Low Density Residential to Mixed Residential with a concurrent Rezone from Single Family Residential (R-1) to Multifamily Residential (R-3).
2. The subject parcel is approximately 2.88 acres in size and is surrounded by mini storage, residential development, and vacant land.
3. The City of Yakima Planning Division provided a detailed staff report to the Planning Commission for review during their September 23, 2020 public hearing, with the recommendation of APPROVAL of the proposed amendment and rezone.
4. The proposed Comprehensive Plan Amendment is consistent with the applicable approval criteria in YMC § 16.10.040, as follows:
 - a. This change is being proposed to allow greater flexibility in the development of this vacant land. The site has topographical constraints, and this proposal will allow for the consideration of additional uses on the site, such as multifamily residential and residential mini storage.
 - b. The Mixed Residential designation implements several goals and policies of the 2040 plan.
 - c. The amendment does not correct an obvious mapping error, does not address a deficiency of the 2040 plan, and is consistent with the Growth Management Act and County-wide Planning Policies.
 - d. The impact should be minimal because the property under consideration could still be used for residential housing, as well as other uses. The site is also adjacent existing Mixed Residential property to the west. The total acreage of this proposal will remove 2.88 acres of Low Density Residential land.
5. The proposed Rezone from Single Family Residential (R-1) to Multifamily Residential (R-3) is consistent with the applicable approval criteria in YMC § 15.23.030, as follows:
 - a. Testimony at the public hearing was considered.
 - b. The property is suitable for uses within the R-3 zoning district. Mixed Use future development will allow for additional development considerations on a lot that has topographical constraints.
 - c. The R-3 zoning district is an implementing zone of the Mixed Residential Future Land Use Designation.
 - d. The property is currently capable of being served by all necessary public utilities and can be accessed by public streets.
 - e. The proposed Rezone is considered compatible with the surrounding neighborhood and no mitigation is proposed at this time. Mitigation measures will be considered during a project action on the site.
 - f. The public need for this Rezone is to create more land for multifamily development.

CONCLUSIONS

1. The Amendment and Rezone are minor in nature;

2. No adverse impacts have been identified;
3. Five (5) written comments and five (5) verbal comments were received during public testimony in opposition to the request;
4. This proposal underwent Environmental Review;
5. The proposed Comprehensive Plan Future Land Use Map Amendment from Low Density Residential to Mixed Residential with a concurrent Rezone from Single Family Residential (R-1) to Multifamily (R-3) is consistent with the Yakima Urban Area Zoning Ordinance and Yakima Comprehensive Plan 2040.

MOTION

Based on the testimony and evidence presented during the public hearing, it was moved and seconded that the City of Yakima Planning Commission draft findings of fact and forward a recommendation of approval to the Yakima City Council. The motion carried 4-1.

RECOMMENDATION TO CITY COUNCIL

The Planning Commission of the City of Yakima, having received and considered all evidence and testimony presented at the public hearing, and having received and reviewed the record herein, hereby recommends that the City Council of the City of Yakima APPROVE the proposed Comprehensive Plan Amendment from Low Density Residential to Mixed Residential and Rezone from Single Family Residential (R-1) to Multifamily Residential (R-3) for files CPA#001-20 and RZ#002-20.

RECOMMENDED this 9th day of October, 2020.

By: 

Jacob Liddicoat, Chair
Yakima Planning Commission